

ORDINANCE NO. 20121018-091

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE BROADSTONE AT THE LAKE PUD LOCATED AT 201 SOUTH FIRST STREET AND 422 WEST RIVERSIDE DRIVE IN THE BOULDIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES (LI) DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district limited industrial services (LI) district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2012-0071, on file at the Planning and Development Review Department, as follows:

A 1.533 acre tract of land, more or less, out of Lot 3-F, Swisher's Addition Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 201 South First Street and 422 West Riverside Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and Exhibits A through D are the land use plan (the "Land Use Plan") for Broadstone at the Lake planned unit development district (the "PUD") created by this ordinance. Development of and the uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City, including Ordinance No. 020523-33 (establishing the Bouldin Creek neighborhood plan combining district) shall apply. All references in this ordinance and the exhibits to the City Code sections or regulations shall mean those sections and regulations as they exist on the effective date of this ordinance.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as through set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Description of the Property
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan
- Exhibit D: Native Shade Trees

PART 4. Except as otherwise provided in this ordinance, the Property shall be developed according to the general commercial services (CS) district, waterfront overlay (WO) district and South Shore Central subdistrict site development regulations and performance standards of the code, including the provisions of Subchapter E (*Design Standards and Mixed Use*) requirements for a Core Transit Corridor, Section 25-2-721 (*Waterfront Overlay (WO) Combining District Regulations*) and Section 25-2-742 (*South Shore Central Subdistrict Regulations*).

- A. The maximum height, as defined in City Code, for a building or structure on the Property may not exceed 79 feet. Heating and cooling equipment are excepted from the maximum height limit under Section 25-2-531 (*Height Limit Exceptions*).
- B. A 15 foot building setback shall be required along the street yard on West Riverside Drive and no minimum street yard setback on South First Street and no minimum interior side yard or rear yard setback shall be required. The provisions of Article 10 (*Compatibility Standards*) of Subchapter C of Chapter 25 of the City Code concerning setbacks do not apply to any structure on this Property.
- C. The maximum floor area ratio may not exceed 4:1 over the entire site, as shown on the Land Use Plan.
- D. All buildings on the Property shall comply with Austin Energy Green Building Program (AEGB) current at the time of AEGB approval of the rating application.
- E. The Property shall be designed to earn at least seven (7) points from Section 3.3.2(C) (*Table of Design Options*) of Subchapter E.
- F. Section 25-2-742(F) (*South Shore Central Subdistrict Regulations*) of the City Code does not apply to the PUD.

- G. Native shade trees, with a minimum diameter of 3 inches, selected from the list on Exhibit D shall be planted every 30 feet on center with the planting zones depicted on Exhibit C. All street furniture and other improvements within the planting zones and the supplemental zones shall be installed at the expense of the owner and all such street furniture and improvements (other than street trees and furniture and improvements for accessory outdoor dining) shall be dedicated and conveyed to the public when installed. All street trees and the associated irrigation systems and all furniture and improvements for accessory outdoor dining shall be installed at the expense of the owner and shall be owned, maintained and replaced, as may be necessary, by the owner.
- H. The minimum total amount of open space shall be 15% of the gross site area of the Property. Decks, balconies, patios and water quality facilities, such as rain gardens, rainwater collection areas, vegetative filter strips, biofiltration and porous pavement for pedestrian use, shall be included as open space if located on the Property. Vegetative roofs and other landscaped areas of roofs shall be permitted and all such areas that are at least 5 feet in width shall be included as open space for purposes of complying with the 15% minimum open space requirement. All of the open space on the ground floor and all upper floors will be credited toward meeting the minimum open space requirement.
- I. Subsection (E) of Section 25-6-472 (*Parking Facility Standards*) does not apply to this PUD.
- J. A payment in lieu of providing on-site structural water quality controls under Section 25-8-214 (Optional Payment Instead of Structural Controls in Urban Watersheds) of the City Code shall be permitted and is approved to satisfy the water quality treatment requirements for 1.0 acre of the Property that does not lie within 500 feet of Town Lake (Lady Bird Lake). The amount of such payment shall be calculated at the time of review of the Site Development Permit for the project and shall be paid prior to release of the Site Development Permit. Water quality controls to satisfy the treatment requirements for the remaining portion of the project not participating in the option fee in lieu program shall be provided. The area within the planting zones, clear zones, and supplemental zones may be used for innovative water quality controls as provided in the City of Austin Environmental Criteria Manual, including but not limited to, rain gardens, biofiltration ponds, vegetative filter strips, and porous pavement for pedestrian use and may also be used for other innovative water quality features that may be approved or authorized by the City or the

City Code. Providing water quality treatment for an equivalent area of off-site runoff in a location mutually agreed to by the City of Austin and the developer, including the use of innovative water quality controls, may also be utilized to satisfy the water quality treatment requirements for the portions of the Property not participating in the optional fee in lieu program.

- K. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to require that the minimum off-street parking for a residential use is 60% and a minimum off-street parking for a pedestrian oriented use is 20%.
- L. Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) is modified to require that the minimum off-street parking facilities for bicycles shall be equal to 5% of the total number of motor vehicle spaces.
- M. A minimum of one loading area shall be constructed within or adjacent to the proposed building to serve a combination of uses.
- N. A single drive way is permitted on West Riverside Drive and a single drive way is permitted on South First Street as shown on the Land Use Plan, or as modified during the site plan permitting process.
- O. The Property shall comply with the requirements of Section 25-10-129 (*Downtown Sign District Regulations*).
- P. The lesser of at least 10 percent of the residential rental units or the residential rental habitable square footage must (i) be affordable to a household whose income is less than 80 percent of the median family income in the Austin metropolitan statistical area, and (ii) remain affordable for 40 years after the date the certificate for the residential rental habitable portion of the building is issued. Notwithstanding the foregoing, in lieu of complying with this affordable housing requirement, the payment of a fee may be made to a Housing Assistance Fund to be used for producing or financing affordable housing, such fund to be identified by the Director of Neighborhood Housing and Community Development Department. The amount of such fee shall be 60 percent of the fee established under Section 25-2-586(1) (*Affordable Housing Incentives in a Central Business District or Downtown Mixed Use Zoning District*) multiplied by 10 percent of the residential rentable habitable square

footage contained within the building that is greater than the base line square footage of 133,292 square feet at the time of the payment of fee.

PART 5. Development of the Property shall comply with the following use regulations:

A. Except as provided in Subsection C, all permitted uses, conditional uses and pedestrian-oriented uses in the general commercial services (CS) district, waterfront overlay (WO) district and South Shore Central subdistrict, as provided in Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*); Section 25-2-691 (*Waterfront Overlay (WO) District Uses*); and, Section 25-2-692(F) South Shore subdistrict are permitted and conditional uses of the Property.

B. The following are additional permitted uses:

Condominium residential
Multifamily residential
Cocktail lounge

C. The following are prohibited uses:

| | |
|--|--|
| Automotive repair services | Service station |
| Automotive sales | Automotive washing (of any type) |
| Outdoor entertainment | Adult oriented business |
| Congregate living | Residential treatment |
| Hospital services (general) | Research services |
| Hospital services (limited) | Kennels |
| Business or trade school | Outdoor sports & recreation |
| Pawn shop services | Bail bond services |
| Exterminating services | Plant nursery |
| Custom manufacturing | Drop-off recycling collection facility |
| Counseling services | Guidance services |
| Food preparation | General retail sales (general) |
| Laundry services | Printing and publishing |
| Off-site accessory parking | |
| Medical offices-exceeding 5,000 sq/ft of gross floor space | |
| Bed and breakfast residential (Group 1) | |
| Bed and breakfast residential (Group 2) | |

Commercial off-street parking is permitted only in a structure.

- D. Pursuant to Section 25-2-691 (C) (*Waterfront Overlay (WO) District Uses*) and Section 25-2-692 (F) (*Waterfront Overlay (WO) Subdistrict Uses*), the following are additional pedestrian-oriented uses:

Personal improvement services
Financial services
Personal services
Administrative business offices for on-site sales and leasing
Administrative business offices if an owner resides on-site

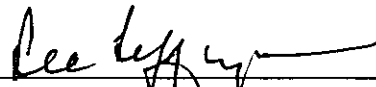
PART 6. This ordinance takes effect on October 29, 2012.

PASSED AND APPROVED

October 18

, 2012

§
§
§




Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

DESCRIPTION OF 1.533 ACRES

DESCRIPTION OF 1.533 ACRES, OR 66,768 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 3-F, SWISHER'S ADDITION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 1, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED AS 0.970 OF ONE ACRE IN A DEED TO DAVID J. DUNLAP, OF RECORD IN VOLUME 3654, PAGE 331, DEED RECORDS, TRAVIS COUNTY, TEXAS AND ALSO THAT TRACT DESCRIBED IN A DEED TO DAVID J. DUNLAP, OF RECORD IN VOLUME 4430, PAGE 1136, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.533 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron found with cap at the north corner of this tract and said Dunlap tract in Volume 4430, Page 1136, and at most northerly west corner in Lot 5A, Resubdivision of Lot 5, T.L. Subdivision No. 1, a subdivision of record in Document No. 200200297, Official Public Records, Travis County, Texas, said Lot 5A described in a deed to Cheryl Ogle (undivided 95% interest) and Cheryl Ogle and Crystal Marie Ogle, co-trustees of the Crystal Ogle Management Trust (undivided 5% interest), of record in Document No. 2008190436, Official Public Records, Travis County, Texas, same being in the southeast line of South First Street, from which a 1/2" iron rod found with cap at the north corner of said Lot 5A and said Ogle tract bears N28°37'16"E 58.26 feet;

THENCE, with the northeast line of this tract and said Dunlap tract in Volume 4430, Page 1136, and a southwest line of said Lot 5A and said Ogle tract, S61°19'38"E 124.79 feet to a 1/2" iron rod found at the most northerly northeast corner of this tract and the northeast corner of said Dunlap tract in Volume 4430, Page 1136, and at an interior ell corner of said Lot 5A and said Ogle tract;

THENCE, with the southeast line of this tract, the following five (5) courses, numbered 1 through 5;

1. with the southeast line of said Dunlap tract in Volume 4430, Page 1136 and the northwest line of said Lot 5A and said Ogle and Lot 5B of said Resubdivision of Lot 5, T.L. Subdivision No. 1, said Lot 5B described in a deed to Crescent Resources, LLC, of record in Document No. 2007222585, Official Public Records, Travis County, Texas, S28°21'07"W (said course being the bearing basis for this survey), passing at 79.24 feet a 1/2" iron rod found at the most southerly west corner of said Lot 5A and said Ogle tract and the north corner of Lot 5B and said Crescent Resources tract, in all 173.92 feet to a 1/2" iron rod found at the most easterly north corner of said Dunlap 0.970 acre tract and the west corner of said Lot 5B and said Crescent Resources tract, from which a 1/2" iron rod found with cap bears N31°36'34"W 0.64 feet;

2. with a northeast line of said Dunlap 0.970 acre tract and the southwest line of said Lot 5B and said Crescent Resources tract **S38°15'30"E 31.47 feet** to a spindle set at the exterior ell corner of said Dunlap 0.970 acre tract and the north corner of Lot 1, T.L. Subdivision No. 2, a subdivision of record in Book 77, Page 312, Plat Records, Travis County, Texas, said Lot 1 described in a deed to The Bible Disclaimer Trust, Ollie M. Bible, Trustee, of record in Volume 12548, Page 362, Real Property Records, Travis County, Texas;
3. with a southeast line of said Dunlap 0.970 acre tract and the northwest line of said Lot 1 and said Bible Disclaimer Trust tract **S28°21'32"W 80.82 feet** to a 1/2" iron rod found at an interior ell corner of said Dunlap 0.970 acre tract and the most northerly west corner of said Lot 1 and said Bible Disclaimer Trust tract;
4. with a northeast line of said Dunlap 0.970 acre tract and a southwest line of said Lot 1 and said Bible Disclaimer Trust tract **S39°36'28"E 100.36 feet** to a 1/2" iron rod set with a plastic cap at the east corner of said Dunlap 0.970 acre tract and an interior ell corner of said Lot 1 and said Bible Disclaimer Trust tract; and
5. with a southeast line of said Dunlap 0.970 acre tract and a northwest line of said Lot 1 and said Bible Disclaimer Trust tract **S50°37'32"W 156.82 feet** to a spindle set at the south corner of this tract and said Dunlap 0.970 and the east corner of that tract described as 0.135 of one acre to the City of Austin, of record in Volume 1851, Page 7, Deed Records, Travis County, Texas, same being in the northeast line of West Riverside Drive;

THENCE, with the southwest line of this tract and said Dunlap 0.970 acre tract and the northeast line of said City of Austin tract and West Riverside Drive **N36°40'28"W 206.57 feet** to a spindle set at the east corner of this tract and said Dunlap 0.970 acre tract and the north corner of said City of Austin tract, same being in the northeast line of West Riverside Drive and the southeast line of South First Street;

1.533 AC.

THENCE, with the northwest line of this tract and said Dunlap 0.970 acre tract and said Dunlap tract in Volume 4430, Page 1136 and the southeast line of South First Street **N28°21'07"E 363.50 feet** to the POINT OF BEGINNING and containing 1.553 acres or 66,768 square feet, more or less, within these metes and bounds.

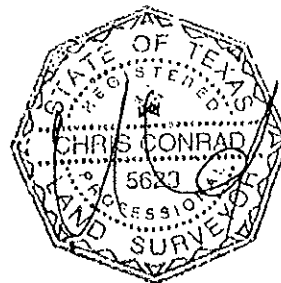
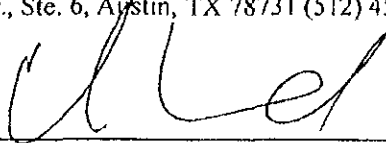
Bearing Basis Note

The bearing base for this survey is the record bearing (N28°21'07"E) along the northwest line of Lots 5A and 5B, Resubdivision of Lot 5, T.L. Subdivision No. 1, a subdivision of record in Document No. 200200297, Official Public Records, Travis County, Texas.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



05/29/2012

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2012/Descriptions/12-022~RunTex 1.533 acres-ALTA

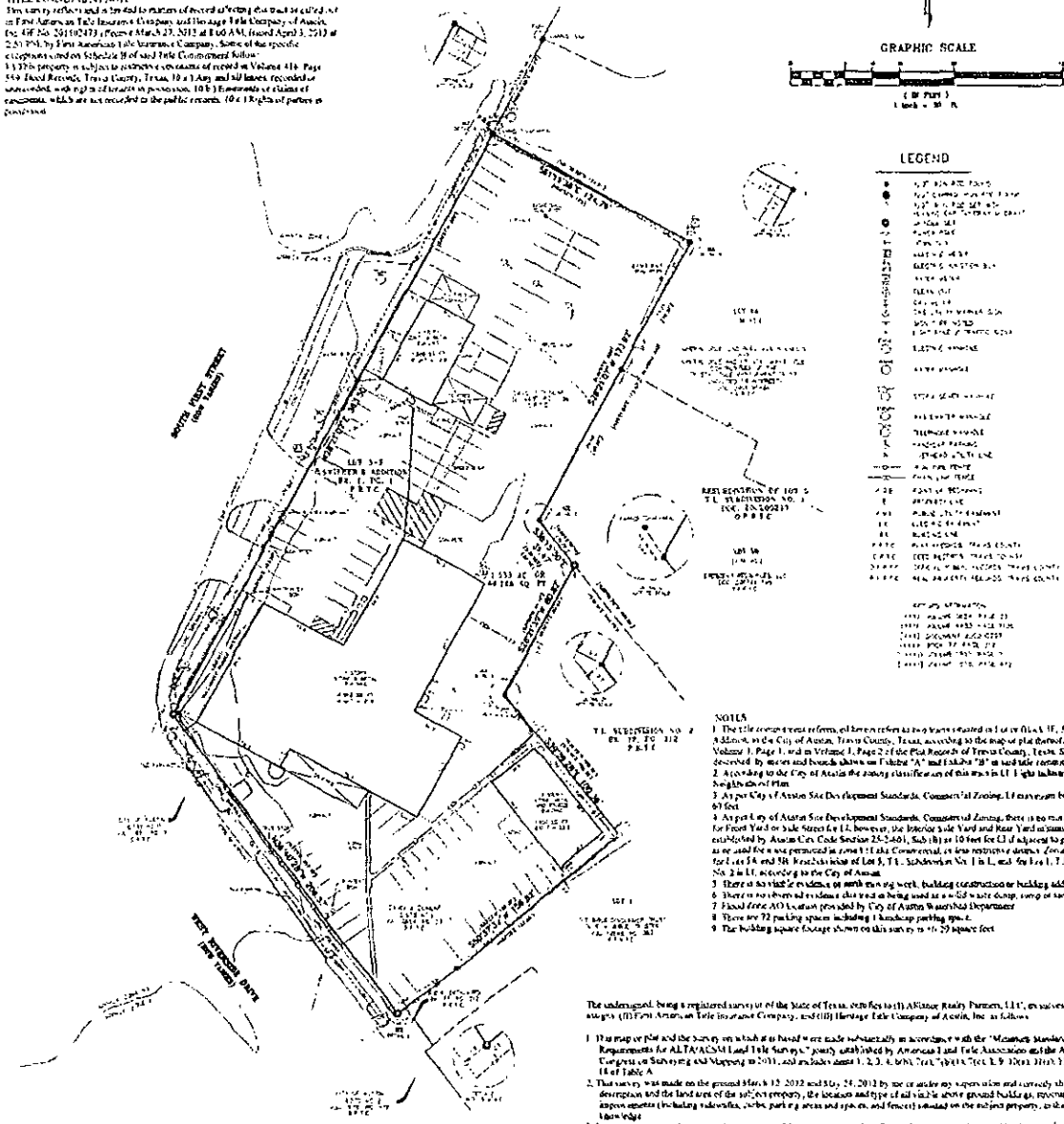
Issued 05/29/12

See Survey Record
422 at Riverside Drive
Austin, TX 78741

ALTA/ACSM LAND TITLE SURVEY PLAT OF
1.533 ACRES OR 66,768 SQUARE FEET
OUT OF LOT 3-F, SWISHER'S ADDITION
BOOK 1, PAGE 1,
PLAT RECORDS, TRAVIS COUNTY, TEXAS

TITLE CURATIVE NOTE

This survey reflects and is intended to correct the record as set forth in First American Title Insurance Company and Heritage Title Company of Austin, Inc. (FAT) 201102473, dated March 27, 2012 at 1:00 AM, (record April 3, 2012) at 2:51 PM by First American Title Insurance Company, some of the specific corrections are on Schedule B of said Title Commitment below:
1. This property is subject to easements of record in Volume 416, Page 159, Deed Records, Travis County, Texas, 10 a) Any and all lanes, recorded or unrecorded, with right of travel in possession, 10 b) Easements or claims of easements, which are not recorded in the public records, 10 c) Rights of parties in possession.



BEARING-BASED NOTE:

The basis of bearing for this survey is from a marked bearing (N24°21'07.71\"/>

FLOOD PLAN NOTE: THIS INSTRUMENT PROVIDES ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES. AN ENGINEER MUST BE CONSULTED FOR THE ACTUAL LOCATION OF THE FLOOD PLANS. A portion of this plat is within an identified flood hazard area as shown on the Flood Insurance Rate Map (FIRM) for Travis County, Texas, and Incorporated Areas Map No. 4155R (QAS) dated September 28, 2011.

The above statement is for information only and the surveyor assumes no liability for the correctness of the said map(s). In addition, the above statement does not represent the surveyor's opinion of the probability of flooding. Registered Professional Land Surveyors in Texas are not licensed to delineate flood areas.

The undersigned, being a registered surveyor of the State of Texas, certifies to (1) Allotment Ready Partners, L.P., as successors and assigns (H) First American Title Insurance Company, and (H) Heritage Title Company of Austin, Inc. as follows:

1. The map of plat and the survey on which it is based were made substantially in accordance with the "Minimum Standards/Field Requirements for ALTA/ACSM Land Title Surveys" jointly published by American Land Title Association and the American Congress on Surveying and Mapping in 2011, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 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762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The parties listed above and their successors and assigns are entitled solely to the survey and this certificate as being true and accurate.

SURVEYED BY: MCGRAW & MCGRAW LAND SURVEYORS, INC.
2201 Redwood Drive, Suite 200
Austin, Texas 78711 (512) 433-4341

05/26/2012
Chris Coates, PLS, PROFESSIONAL LAND SURVEYOR NO. 16271 D/S/E
Note: This copy of the plat is for informational purposes only and is not a legal document. It is not to be used as evidence in any court of law. There is no description in this plat of any easements or other interests in the property.

| | | | |
|---------------------------|------------|---------------------------|------------|
| PROJECT NUMBER | | DATE | |
| 12-127 | | 05/26/2012 | |
| C/S | 05/26/2012 | PLS | 05/26/2012 |
| FILED 05/26/2012 12:12 PM | | FILED 05/26/2012 12:12 PM | |
| APPROVED BY: [Signature] | | APPROVED BY: [Signature] | |



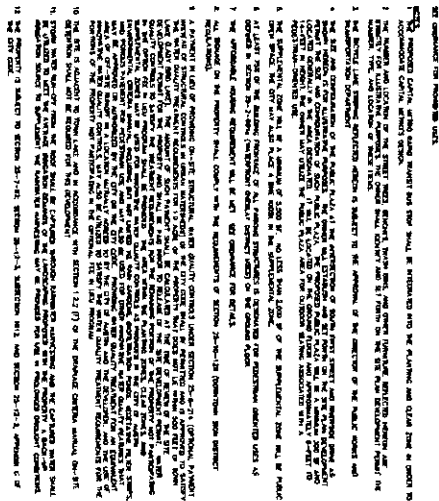
SUBJECT TRACT

ZONING BOUNDARY

Case No. C814-2012-0071

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





APPENDIX N: CITY OF AUSTIN PREFERRED PLANT LIST

Other plants may be used if approved by the City of Austin. This list is a guide and is not meant to be exclusive. Any other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect.

| EVERGREEN TREES | HEIGHT | FEATURES (N = Native) |
|---|---------|--|
| Arizona Cypress <i>Cupressus arizonica</i> | 30'-75' | good heat and drought tolerance, aromatic foliage |
| Cherry Laurel <i>Prunus caroliniana</i> | 25'-30' | N, screening plant, wildlife food |
| Deodar Cedar <i>Cedrus deodara</i> | 40'-50' | fine texture, needs drainage |
| Live Oak <i>Quercus virginiana</i> | 50'-60' | N, oak wilt susceptible |
| Mountain Laurel <i>Sophora secundiflora</i> | 15'-25' | N, fragrant purple spring blossoms, small tree, large shrub |
| Texas Madrone <i>Arbutus texana</i> | 25'-30' | N, distinctive, attractive bark, difficult to propagate and transplant |
| Yaupon Holly <i>Ilex vomitoria</i> | 15'-20' | N, red berries in winter, small tree, large shrub |
| DECIDUOUS TREES | HEIGHT | FEATURES (N = Native) |
| American Elm <i>Ulmus americana</i> | 60'-80' | N, vase-shaped canopy, susceptible to Dutch Elm disease |
| American Smoketree <i>Cotinus obovatus</i> | 15'-25' | N, spring floral "clouds", fall color |
| Arizona Walnut <i>Juglans major</i> | 40'-50' | N, nuts attract wildlife |
| Bald Cypress <i>Taxodium distichum</i> | 60'-70' | N, fine texture, rust fall color |
| Bigtooth Maple <i>Acer grandidentatum</i> | 30'-40' | N, outstanding fall foliage, requires drainage |
| Blackjack Oak <i>Quercus marilandica</i> | 50'-60' | N, short-lived, bell-shaped leaves |
| Bradford Pear | 30'-40' | showy white spring flowers |

Pyrus calleryana 'Bradford'

| | | |
|---|----------|---|
| Bur Oak <i>Quercus macrocarpa</i> | 60'-100' | N, large fringed acorn, majestic, adaptable tree |
| Cedar Elm <i>Ulmus crassifolia</i> | 50'-60' | N, fall color, small leaves |
| Chinese Pistache <i>Pistacia chinensis</i> | 30'-40' | brilliant fall color, very adaptable |
| Chinquapin Oak <i>Quercus Muhlenbergii</i> | 40'-60' | N, tall, slender form, dark glossy lush foliage |
| Crape Myrtle* <i>Lagerstroemia indica</i> | 25'-30' | summer flowers, many varieties |
| Desert Willow <i>Chilopsis linearis</i> | 15'-25' | N, orchid-like blooms, not a true willow |
| Drake Elm <i>Ulmus parvifolia</i> 'Drake' | 20'-30' | nearly evergreen, drought tolerant |
| Durand Oak <i>Quercus sinuata</i> | 50'-70' | N, large oak, prefers moist sites |
| Eastern Walnut <i>Juglans nigra</i> | 70'-80' | N, large tree, valued for nuts |
| Escarpment Cherry <i>Prunus serotina</i> | 20'-30' | N, fall color, fruit for wildlife and jellies |
| Eve's Necklace <i>Sophora affinis</i> | 20'-30' | N, same genus as Mt. Laurel, pink blooms in late spring |
| Flameleaf Sumac <i>Rhus copallina</i> and <i>R. glabra</i> | 15'-20' | N, brilliant fall color, may colonize |
| Fragrant Ash <i>Fraxinus cuspidata</i> | 10'-12' | N, fragrant white flowers in late spring |
| Golden Rain Tree <i>Koelreuteria bipinnata*</i> and <i>K. paniculata</i> | 20'-30' | yellow spring blooms, drought tolerant |
| Honey Mesquite <i>Prosopis glandulosa</i> | 25'-30' | N, drought tolerant, wood valued for smoking meat |
| Kidneywood <i>Eysenhardtia texana</i> | 10'-15' | N, fragrant fall flowers, small tree, large shrub |
| Lacey Oak <i>Quercus glaucoides</i> and <i>Q. laceyi</i> | 20'-40' | N, small tree, peach colored foliage in spring and fall |
| Little Walnut <i>Juglans microcarpa</i> | 20'-30' | N, small tree, strongly scented, good for attracting wildlife |
| Mexican Buckeye | 10'-15' | N, pink spring flowers, small tree, |

| | | |
|--|---------|--|
| Ungradiad speciosa | | large shrub |
| Mexican Plum Prunus mexicana | 15'-25' | N , white spring blossoms, wildlife food |
| Orchid Tree Bauhinia spp. | 6'-12' | N , showy white blossoms, small understory or patio tree |
| Pecan Carya illinoensis | 60'-80' | N , shade tree, nut producing |
| Possumhaw Ilex decidua | 15'-20' | N , red winter berries, large shrub, small tree |
| Post Oak Quercus stellata | 50'-75' | N , large oak, roots sensitive to disturbance |
| Red Buckeye Aesculus pavia | 10'-20' | N , good understory tree, requires deep well-drained soils |
| Rusty Blackhaw Viburnum rufidulum | 10'-15' | N , good understory tree, glossy leaves, fall color |
| Shin Oak Quercus sinuata brevifolia | 30'-35' | N , small tree, attractive bark, grows in thickets |
| Shumard Oak Quercus shumardii | 50'-75' | N , fast growing, good fall red foliage coloration, tolerant of limestone soils |
| Texas Ash Fraxinus texensis | 40'-50' | N , fast growing, shade tree exceptional fall foliage coloration |
| Texas Persimmon Diospyros texana | 15'-25' | N , wildlife food, multi-trunk |
| Texas Redbud Cercis canadensis var. 'Texensis' | 20'-25' | N , early pink blossoms, drought tolerant |
| Texas Red Oak Quercus texana | 30'-40' | N , white patches on bark, fall color |
| Vitex, Lilac Tree Vitex Agnus-castus | 15'-20' | late spring lavender blooms, small tree |
| Western Soapberry Sapindus Drummondii | 30'-40' | N , showy winter fruit, yellow fall color |

*susceptible to severe freeze

EVERGREEN SHRUBS

| | SUN | SHADE | FEATURES (N = Native) |
|---|-----|-------|--|
| Agarita Berberis trifoliolata | o | | N , prickly leaves, bright red berries |
| Barbados Cherry* Malpighia glabra | o | o | N , pale pink flowers, berries attract wildlife |

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|---|---|---|---|
| Burford Holly Ilex cornuta 'Burfordii' | o | o | glossy dark green foliage, red fruit |
| Dwarf Burford Holly Ilex cornuta 'Burfordii nana' | o | o | glossy leaves, berries not prominent |
| Dwarf Chinese Holly Ilex cornuta 'Rotunda nana' | o | o | spiney foliage, no berries |
| Dwarf Yaupon Holly Ilex vomitoria 'Nana' | o | o | low mound-like shrub, no berries |
| Elaeagnus Elaeagnus pungens | o | o | silver foliage, fragrant white fall flowers |
| Evergreen Sumac Rhus virens | o | o | N, glossy leaves, red fall color when mature |
| Indian Hawthorn* Raphiolepis indica | o | | pink flowers, copper colored new foliage |
| Mountain Laurel Sophora secundiflora | o | o | N, showy fragrant purple flower, large shrub |
| Nandina Nandina domestica | o | o | red berries, red fall winter color |
| Oleander* Nerium oleander | o | | summer flowers, large shrub |
| Pampas Grass* Cortaderia selloana | o | | large clumping grass |
| Red Yucca Hesperaloe parviflora | o | | N, coral flower spike, not a true yucca |
| Rock Cotoneaster Cotoneaster horizontalis | o | | red fall fruit, small leaves |
| Rosemary* Rosmarinus officinalis | o | | aromatic leaves, 'Prostratus' cultivar |
| Sacahuista, Bear Grass Nolina texana | o | o | N, grass-like mounding clumps |
| Shore Juniper Juniperus conferta | o | | spreading, ground cover, blue-green |
| Silverleaf Cotoneaster Cotoneaster glaucophyllus | o | | silver leaves, red fall fruit |
| Texas Sage Leucophyllum frutescens | o | | N, lavender flowers, gray or green foliage |
| Texas Sotol Dasylirion texanum | o | | N, long blade-like leaf with spines |
| Wax Myrtle Myrica cerifera | o | o | N, very adaptable, aromatic leaves, berries used for Bayberry fragrance |

* susceptible to severe freeze

**SEMI-EVERGREEN
SHRUBS****

| | SUN | SHADE | FEATURES (N = Native) |
|---|-----|-------|--|
| Cast Iron Plant* <i>Aspidistra elatior</i> | o | | broad strap shaped leaves to 2' height |
| Glossy Abelia <i>Abelia grandiflora</i> | | o | small pink flowers, glossy leaves |
| Muhly Grass <i>Muhlenbergia lindheimeri</i> | o | | N, looks like small pampas grass |
| Pineapple Guava* <i>Feijoa sellowiana</i> | o | | exotic fragrant flowers |
| Pomegranate* <i>Punica granatum</i> | o | o | orange flowers, yellow fall color |
| Primrose Jasmine* <i>Jasminum mesnyi</i> | o | | yellow flowers, mounding form |

* susceptible to severe freeze

**influenced by severity or duration of winter

DECIDUOUS SHRUBS

| | SUN | SHADE | FEATURES (N = Native) |
|---|-----|-------|---|
| Althaea <i>Hibiscus syriacus</i> | o | | showy summer flowers |
| American Beautyberry <i>Callicarpa americana</i> | o | o | N, purple fruit in autumn, wildlife food |
| Aromatic Sumac <i>Rhus aromatica</i> | o | o | N, red berries in late spring, brilliant fall foliage |
| Arrowwood <i>Viburnum dentatum</i> | o | o | N, spring flowers, fall color |
| Black Dalea <i>Dalea frutescens</i> | o | | N, purple summer flowers, fine foliage |
| Butterfly Bush <i>Buddleia Davidii</i> | o | | N, lavender/lilac flowers, small fuzzy leaves |
| Flame Acanthus <i>Anisacanthus Wrightii</i> | o | o | N, orange flowers attracts hummingbirds |
| Possumhaw Holly <i>Ilex decidua</i> | o | o | N, red winter berries large shrub |
| Texas Lantana* <i>Lantana horrida</i> and <i>L. camara</i> | o | | N, good summer color, many varieties |
| Trailing Lantana* | o | o | N, lilac colored flowers summer |

Lantana montevidensis

through fall

*susceptible to severe freeze

| EVERGREEN VINES & GROUNDCOVERS | | SUN | SHADE | FEATURES (N = Native) |
|---|---|-----|-------|--|
| Asian Jasmine* Trachelospermum asiaticum | o | o | | low vigorous groundcover |
| Bigleaf Periwinkle Vinca major | | | o | loose groundcover, blue flowers |
| Carolina Jessamine Gelsemium sempervirens | o | o | | N, fragrant yellow flowers in spring |
| Coral Honeysuckle Lonicera sempervirens | o | o | | N, coral flowers, red fruit, attracts wildlife |
| Cross Vine Bignonia capreolata | o | o | | N, yellow/red flowers, clinging vine |
| Damianita Chrysactinia mexicana | o | | | N, yellow flowers, low growing to 12" height |
| English Ivy Hedera helix | | | o | clinging, vigorous, self-climbing vine |
| Fig Vine* Ficus pumila | o | o | | clinging vine, fine texture |
| Lady Banksia Rose Rosa banksiae | o | | | yellow spring flowers, large cascading form |
| Liriope Liriope muscari | | | o | purple spike flowers, clump-like foliage |
| Littleleaf Periwinkle Vinca minor | | | o | blue flowers, groundcover |
| Monkey Grass Ophiopogon japonicus | | | o | tufted grass-like groundcover |
| Oregano Origanum vulgare | o | o | | perennial, spreading herb |
| Santolina Santolina chamaecyparissus | o | | | fine textured, aromatic foliage |
| Stonecrop Sedum spp. | o | o | | low, fast growing groundcover |

*susceptible to severe freeze

| DECIDUOUS VINES & GROUNDCOVERS | | SUN | SHADE | FEATURES (N = Native) |
|-------------------------------------|---|-----|-------|----------------------------------|
| Boston Ivy Parthenocissus | o | o | | N, red fall color, clinging vine |

tricuspidata 'Veitchii'

Bush Morning Glory

Ipomoea leptophylla

o o

N, forms 1½' - 3' mounds of foliage, lavender to purple flowers

Coral Vine

Antigonon leptopus

o

pink flowers in summer and fall

Cypress Vine

Ipomoea quamoclit

o

red tube-like flowers, twining vine, annual

Gregg Dalea*

Dalea greggii

o o

N, purple flowers in fall, groundcover

Mustang Grape

Vitis mustangensis

o o

N, native grape, climbs by tendrils

Old Man's Beard

Clematis Drummondii

o o

twining vine, feathery seeds

Passion Vine*

Passiflora incarnata

o o

N, lavender flowers, edible fruit: Maypop

Sweet Autumn Clematis

Clematis paniculata

o

fragrant fall flowers, twining vine

Trumpet Vine

Campsis radicans

o o

N, orange-scarlet flowers, invasive

Virginia Creeper

Parthenocissus quinquefolia

o o

N, red fall color, clinging vine

*susceptible to severe freeze

FLOWERING PERNNIALS

SUN

SHADE

FEATURES (N = Native)

Artemisia

o

Artemisia ludoviciana

N, aromatic foliage, white fuzzy leaves

Black-eyed Susan

o

o

Rudbeckia hirta

September

N, yellow dark-centered daisy, flowers May to

Blackfoot Daisy

o

Melampodium leucanthum

short-lived

N, short white daisy, flowers all summer,

Butterfly Weed

o

o

Asclepias tuberosa

N, orange/yellow flowers, attracts butterflies

Canna Lily

o

banana-like foliage

| | | | |
|--|---|---|--|
| Canna X generalis | | | blooms in summer |
| Cedar Sage Salvia roemeriana | o | | N , red flowers, naturalizes |
| Cherry Sage Salvia greggii | o | o | N , red, pink or white flowers |
| Cigar Plant Cuphea micropetala | o | | orange-yellow fall flowers |
| Coreopsis Coreopsis lanceolata | o | | N , yellow spring and fall flowers, clumping |
| Daylily Hemerocallis fulva | o | | orange/yellow funnel- shaped flower |
| Fall Aster Aster spp. | o | o | N , blue/purple autumn flowers |
| Firebush* Hamelia patens | o | | red-orange flowers, red fall color |
| Gayfeather Liatris spp. | o | | N , purple flower spikes in autumn |
| Heartleaf Hibiscus Hibiscus cardiophyllus | o | o | N , red flowers all summer |
| Hinckley's Columbine Aquilegia Hinckleyana | | o | bright yellow flowers in spring |
| Hymenoxys Hymenoxys scaposa | o | | N , small yellow daisy, bitter smelling leaves |
| Lamb's Ears Stachys byzantina | o | | unique foliage, low growing |
| Maximillian Sunflower Helianthus maximiliana | o | | N , yellow flower, late summer to fall |
| Mealy Blue Sage Salvia farinacea | o | | N , blue flower spikes spring and summer |
| Mexican Bush Sage Salvia leucantha | | o | tall purple flower spikes |
| Mexican Heather* Cuphea hyssopifolia | o | | tiny purple, pink or white flowers |
| Mexican Marigold Mint Tagetes lucida | o | o | yellow fall flowers, anise flavored foliage |
| Mexican Oregano Poliomintha longiflora | o | | lavender/pink flowers, aromatic |
| Oxeye Daisy Chrysanthemum leucanthemum | o | | white early summer flower, yellow center |
| Peruvian Verbena* | o | | pink, purple, red or |

| | | | |
|--|---|---|---|
| Verbena peruviana | | | white flowers, |
| Pink Skullcap Scutellaria suffrutescens | o | o | pink flowers in summer, low growing |
| Plumbago* Plumbago auriculata | o | o | low growing, blue flowers |
| Purple Coneflower Echinacea purpurea | o | o | N , purple daisy-like flowers |
| Rose Mallow Pavonia lasiopetala | o | o | N , pink hibiscus-like flowers |
| Scarlet Sage Salvia coccinea | o | o | N , red, pink or white flowers, spring to fall |
| Spiderwort Tradescantia x Andersoniana | o | | N , purple-blue flowers, informal ground cover |
| Turk's Cap Malvaviscus arboreus 'Drummondii' | o | o | N , red flowers and fruit, colonizing |
| Yarrow Achillea millefolium | o | o | off-white flowers, pink variety available |
| White Mistflower Eupatorium Wrightii | o | o | N , white autumn flowers, attracts butterflies |
| Wild Petunia Ruellia nudiflora | o | | N , purple flowers from March to December |
| Zexmenia Wedelia hispida | o | o | N , orange/yellow flowers, May to November |

*susceptible to severe freeze

| TURF & LOW GRASSES | SUN | SHADE | FEATURES (N = Native) |
|---|------------|--------------|---|
| Bermuda Cynodon dactylon | o | | seed or hybrid sod |
| Blue Grama Bouteloua gracilis | o | | N , seed, fine-leaf tufted grass, good meadow grass, not for mowed lawns |
| Buffalograss Buchloe dactyloides | o | | N , many seed varieties, sod available in '609' and Prairie hybrids |
| Little Bluestem Schizachyrium scoparium | o | | N , seed, blue-green, fine texture, not for mowed lawns |
| Side Oats Gramma Bouteloua curtipendula | o | o | N , seed, not for mowed lawns |

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